

# DRENNER GROUP

May 22, 2018

Mr. Greg Guernsey  
Planning and Zoning Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

Via Electronic Delivery

Re: 300 Colorado Office – Downtown Density Bonus Program (“DDBP”) Application and Summary of Compliance with the City of Austin’s Urban Design Guidelines for an office tower located at 300 Colorado Street related to site development permit application case SP-2018-0096C.

Dear Mr. Guernsey:

On behalf of the property owners, Austin 300 Colorado Project LP and Sheffield Partners LTD (“Owners”), please accept this letter and supporting documentation as a true and complete submittal application for the DDBP for the property located at 300 Colorado Street in Austin, Texas (the “Property”).

The Owners are seeking to redevelop the Property into a 32-story tower containing 377,537 square feet of office space, 9,655 square feet of restaurant space on the ground and second floors, and 2,808 square feet of air conditioned lobby space on the parking levels. The total gross square footage of the project is projected to be approximately 390,000 square feet. The gross site area is 24,822 square feet or approximately 0.57 acres. The site development permit application associated with this project (SP-2018-0096C) plans for a primary structure 455 feet in height. The base floor-to-area ratio (“FAR”) for the Property is 8:1; the request is for an increase to 15.71:1 FAR.

The Property is situated in the Core/Waterfront District of the Downtown Austin Plan, is zoned Central Business District (“CBD”) and is not within a Capitol View Corridor (“CVC”).

To achieve the bonus FAR, the project will meet the Gatekeeper Requirements as provided in Section 25-2-586 of the City of Austin Land Development Code (*Downtown Density Bonus Program*). Streetscape and sidewalk improvements proposed along 3<sup>rd</sup> Street and Colorado Street are consistent with Great Streets Standards. In addition, the owner intends to achieve a minimum two-star rating under the Austin Energy Green Building (“AEGB”) program. The redevelopment will also achieve substantial compliance with the City of Austin Urban Design Guidelines. To assist in the evaluation of this project, a detailed matrix is included with this submission which

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demonstrates how the project supports individual goals and objectives of the guidelines. Additionally, a copy of the AEGB Letter of Intent is included with this submission.

The location of the project supports the utilization of multimodal transportation options for tenants and guests. There are numerous transit facilities located in the immediate area and a map of CapMetro local and express bus routes is included with this submission. A protected bicycle lane is located along 3<sup>rd</sup> Street and there are four Austin B-Cycle bike share facilities located within two blocks of the project. There are hundreds of residential units located in the immediate area which provide housing opportunities for employees and thus reduce demand for automobile travel.

We respectfully request that the project be reviewed by the City of Austin Design Commission on its merits within the context of the Urban Design Guidelines in order to provide City Staff with feedback and advice in order to qualify for the DDBP.

Please do not hesitate to contact me should you or your team have any further questions.

Very truly yours,



Amanda Swor

cc: Anne Milne, Planning and Zoning Department (*via electronic delivery*)  
Christine Barton-Holmes, Planning and Zoning Department (*via electronic delivery*)



## DOWNTOWN DENSITY BONUS PROGRAM (DDBP) SUBMITTAL APPLICATION

### INSTRUCTIONS

A property owner (**Owner**) or his/her representative (**Applicant**) acting on behalf of the Owner can initiate an administrative request to the Director of Planning (Director) seeking additional Floor-to-Area (FAR) entitlements as outlined in the Downtown Density Bonus Program as approved by [Ordinance No. 20140227-054](#).

In order for the Director to conduct an administrative review, the requirements listed below must be submitted. Once an application is deemed complete, the Director will inform the Applicant of review commencement.

**The following submittals are required in a complete PDF package of no more than 10 Mb in size with sheets no larger than 11x17 inches:**

1. Completed DDBP Application;
2. Vicinity plan locating the project in its context, and showing a minimum 9 block area around the project;
3. Location and nature of nearby transit facilities;
4. Drawings (submitted drawings should demonstrate compliance with Subchapter E Design Standards, as applicable):
  - o Site plan;
  - o Floor plans;
  - o Exterior elevations (all sides);
  - o Three-dimensional views;
5. As part of the gatekeeper requirements, submit copy of the projects signed Austin Energy Green Building Letter of Intent; and
6. Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
7. Coordination memo acknowledgment from the City of Austin's Neighborhood Housing and Community Development Department (NHCD) detailing affordable housing community benefits. Please contact [Ms. Sandra Harkins](#) at NHCD for more information.



**DOWNTOWN DENSITY BONUS PROGRAM (DDBP)  
SUBMITTAL APPLICATION**

**1. Project Name:**

300 Colorado Office

**2. Property Owner**

Name:

Austin 300 Colorado Project, LP

Address:

3344 Peachtree Street NE, Suite 1800, Atlanta, GA 30326

Phone:

512-477-1470

E-mail:

timhendricks@cousinsproperties.com

**3. Applicant/Authorized Agent**

Name:

Amanda Swor, Drenner Group PC

Address:

200 Lee Barton Drive, Suite 100, Austin, TX 78704

Phone:

512-807-2904

E-mail:

aswor@drennergrouppc.com

**4. Anticipated Project Address:**

300 Colorado Street

**5. Site Information**

a. Lot area (also include on site plan):

24,822 SF (0.57 acres)

b. Existing zoning (include any zoning suffixes such as "H," "CO," etc. If the property has a conditional overlay (CO), provide explanation of conditions (attach additional pages as necessary):

CBD

c. Existing entitlements:

I. Current floor to area (FAR) limitation:

8:1

II. Current height limitation (in feet) :

N/A

III. Affected by Capitol View Corridors (CVCs) Yes/No?

Yes

No

If yes, please provide specify height allowed under CVC:

**6. Existing Deed Restrictions**

Detail existing deed restrictions on the property (if any):

N/A

**7. Building Information**

- a. Total square footage - Only include the square footage that counts towards FAR; see [LDC 25-1-21\(40\), \(44\), and \(45\)](#):

390,000 square feet

- b. Gross floor area devoted to the different land use categories included in the project (e.g., retail/restaurant, office, apartment, condominium, hotel):

9,655 square feet - restaurant  
2,808 square feet - parking level elevator lobbies  
377,537 Square feet - office

- c. Number or units (if residential development):
  
- d. Number of rooms (if hotel or similar use):
  
- e. Number of floors:
  
- f. Height:
  
- g. FAR requested:

**8. Gatekeeper Requirements**

Provide an explanation of how this project meets the *Gatekeeper* requirements of the DDBP as described in [Ordinance No. 20140227-054](#). Attach additional page(s) as necessary:

See attached summary letter.

**9. Community Benefits**

Detail which community benefits will be used and how they will be applied (affordable housing on site, fee in lieu of, affordable housing + community benefit, etc.). Attach additional page(s) as necessary:

See attached summary letter.

**10. Density Bonus Calculation**

Provide a calculation method of how the additional FAR is sought including site area and amount per square foot. Calculation should include all *Gatekeeper* items plus all community benefits:

Gatekeeper requirements will be achieved. See attached summary letter.

**11. Relate Project to the Urban Design Guidelines for Austin**

Provide detailed explanation of how the project substantially complies with the [Urban Design Guidelines for Austin](#) with reference to specific guidelines. Attach additional page(s) as necessary.

See enclosed matrix and summary letter.

## 12. Acknowledgements

- a. Applicant understands that a standard restrictive covenant template will be drafted by the City of Austin to address Gatekeeper requirements in accordance with 25-2-586(C)(1):

Yes

No

- b. Applicant understands that will be required to submit a copy of the project's signed Austin Energy Green Building Letter of Intent:

Yes

No

- c. Applicant has received and reviewed a copy of the [Downtown Density Bonus Ordinance](#):

Yes

No

- d. Applicant has received and reviewed a copy of the [Urban Design Guidelines for Austin](#):

Yes

No

- e. Applicant has scheduled presentation to the Design Commission Working Group and follow-up Design Commission Meeting by coordinating dates with program staff? ([Anne.Milne@austintexas.gov](mailto:Anne.Milne@austintexas.gov))

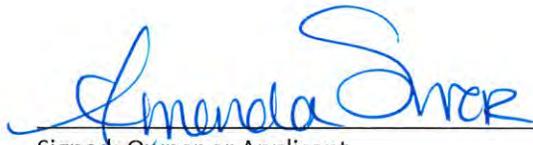
Yes

No

- f. If considering in lieu fee or provision of on-site affordable housing as a public benefit, Applicant has scheduled a coordination meeting with the Neighborhood Housing and Community Development Department to detail program requirements and obtained a letter of affordability from NHCD:

N/A  Yes

No



Signed: Owner or Applicant

**Authorized Agent**

Amanda Swor, Drenner Group PC

**Date Submitted**

May 22, 2018



## DOWNTOWN DENSITY BONUS PROGRAM (DDBP) APPLICATION SUBMITTAL CHECKLIST

### Submitted:

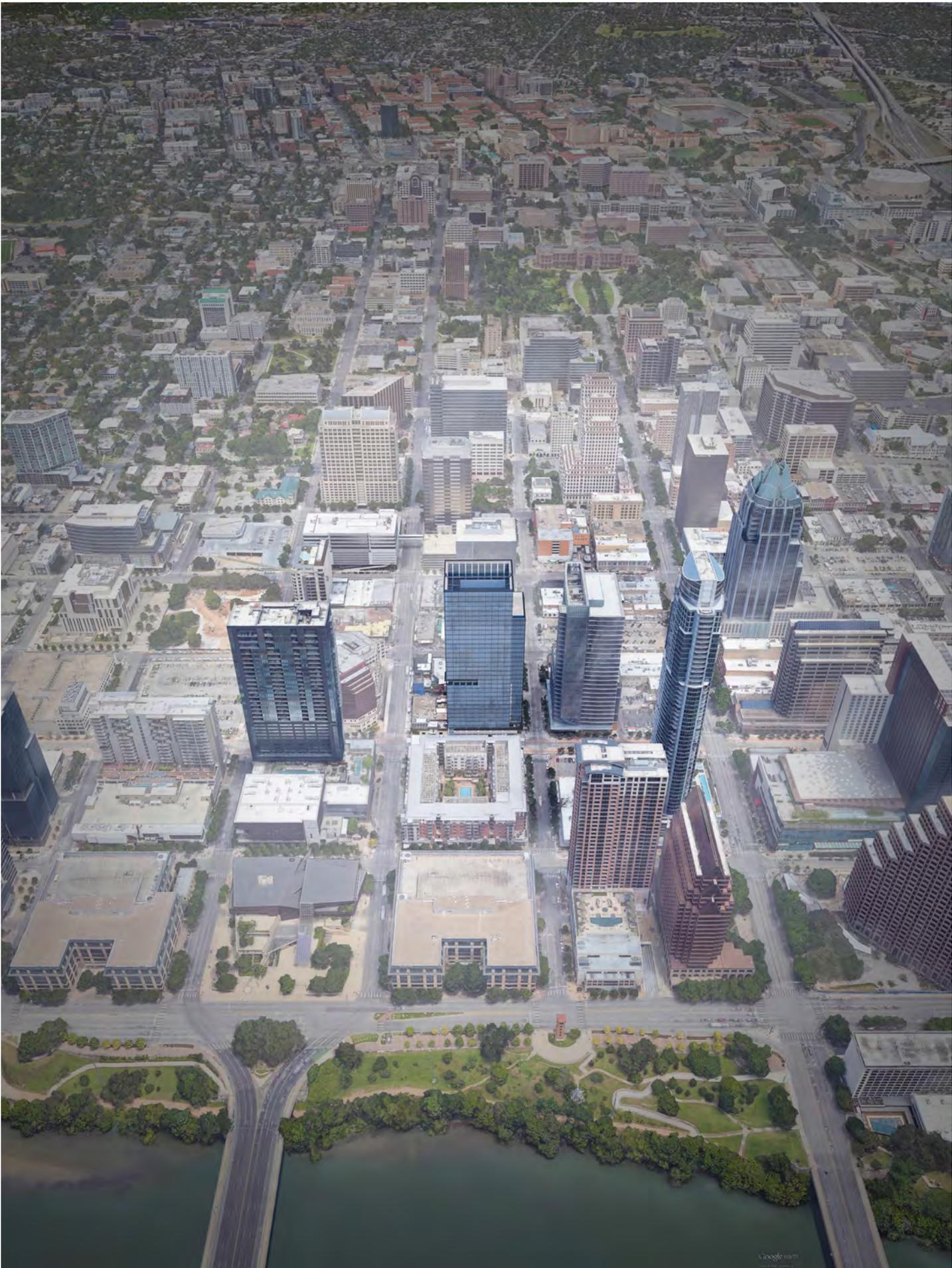
- Completed DDBP Application;
  
- Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;
  
- Location of nearby transit facilities;
  
- Drawings:
  - Site plan;
  - Floor plans;
  - Exterior elevations (all sides);
  - Three-dimensional views;
  
- Copy of the projects signed Austin Energy Green Building Letter of Intent;
  
- Other items that may be submitted but not required: Narrative ~~/graphics/~~  
~~photos~~ to further describe the project.
  
- N/A Letter of affordability and acknowledgment from NHCD for affordable housing community benefit.

# 300 COLORADO

AUSTIN, TEXAS

URBAN DESIGN DENSITY BONUS EXHIBITS

22 MAY 2018

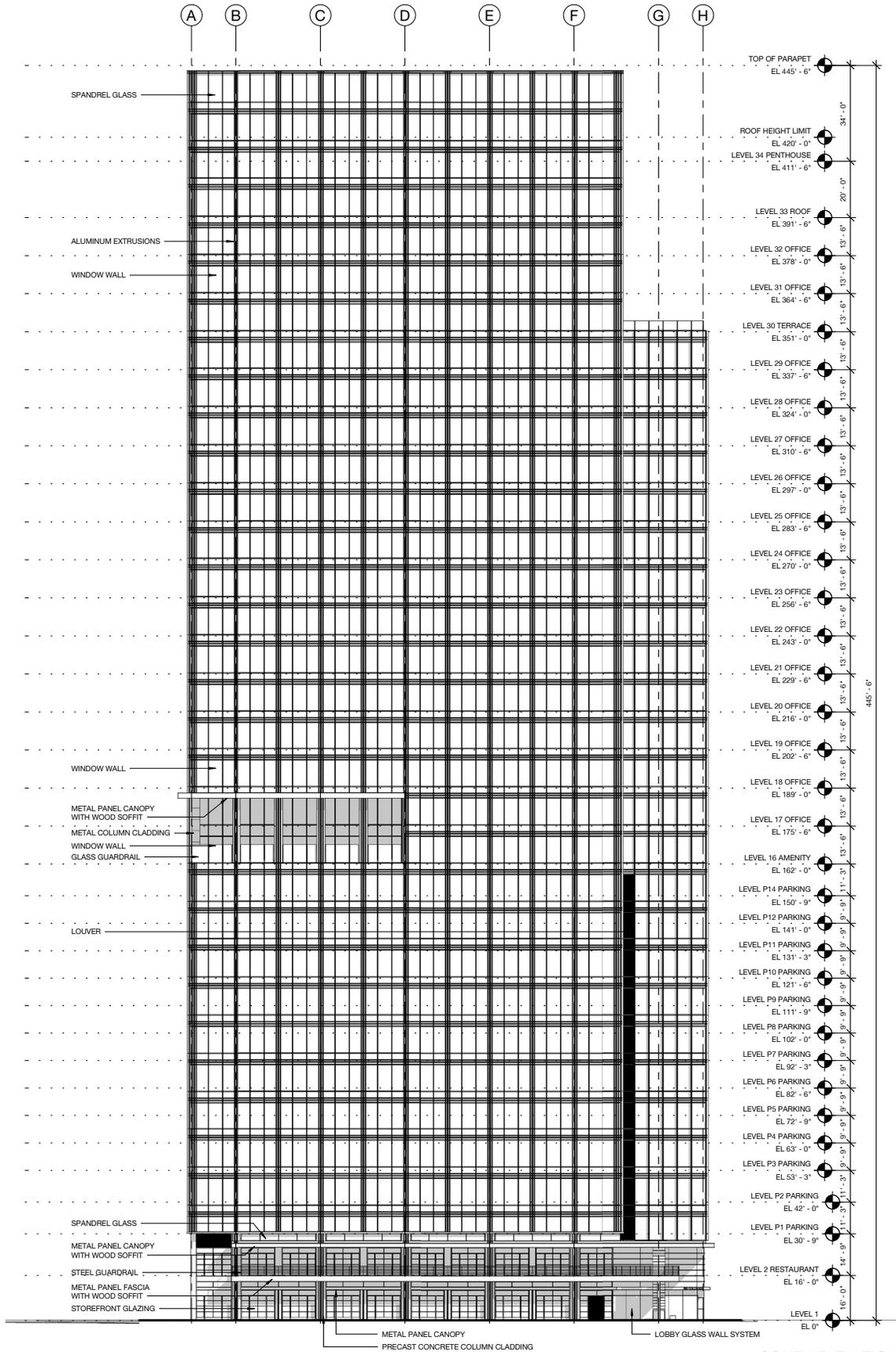




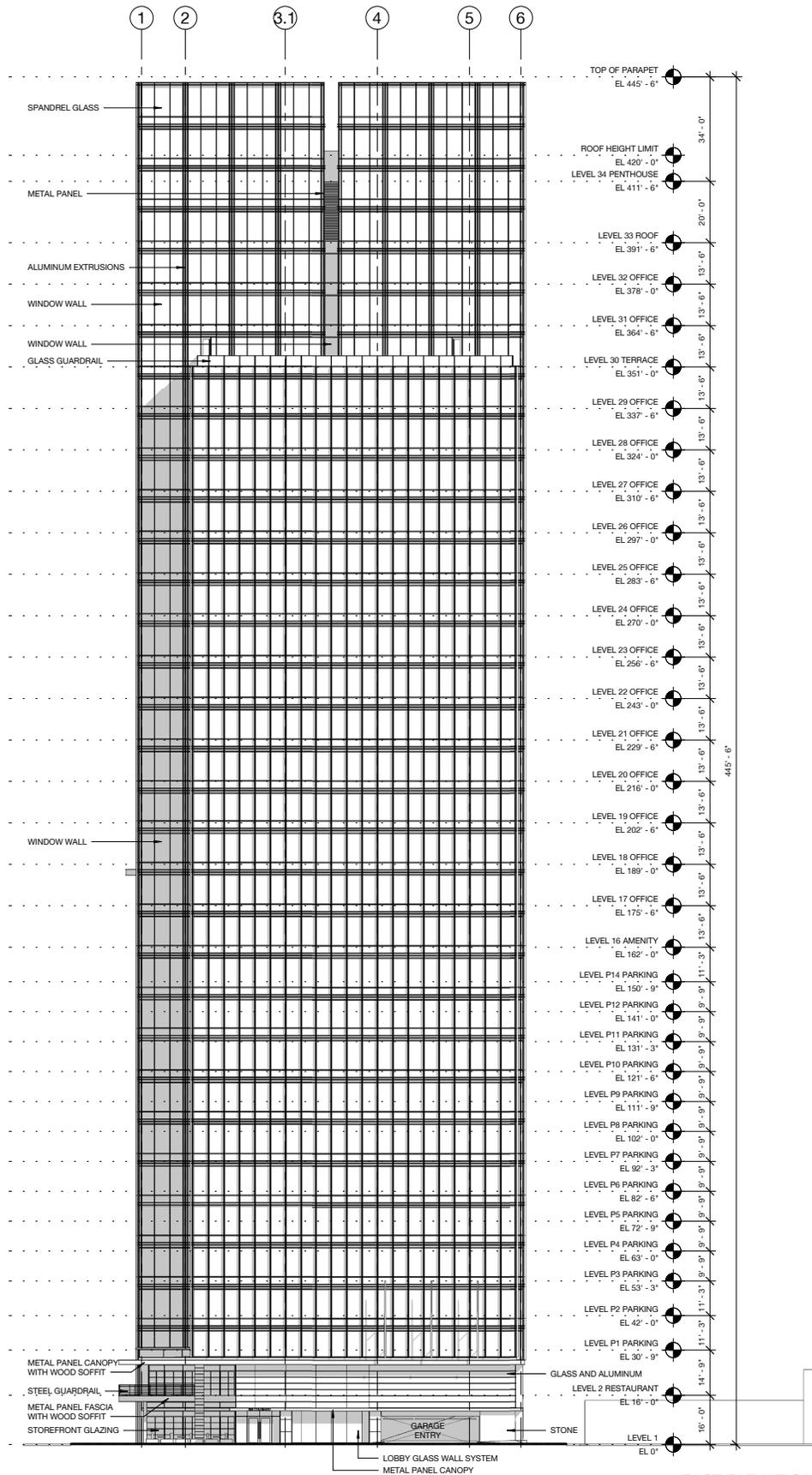




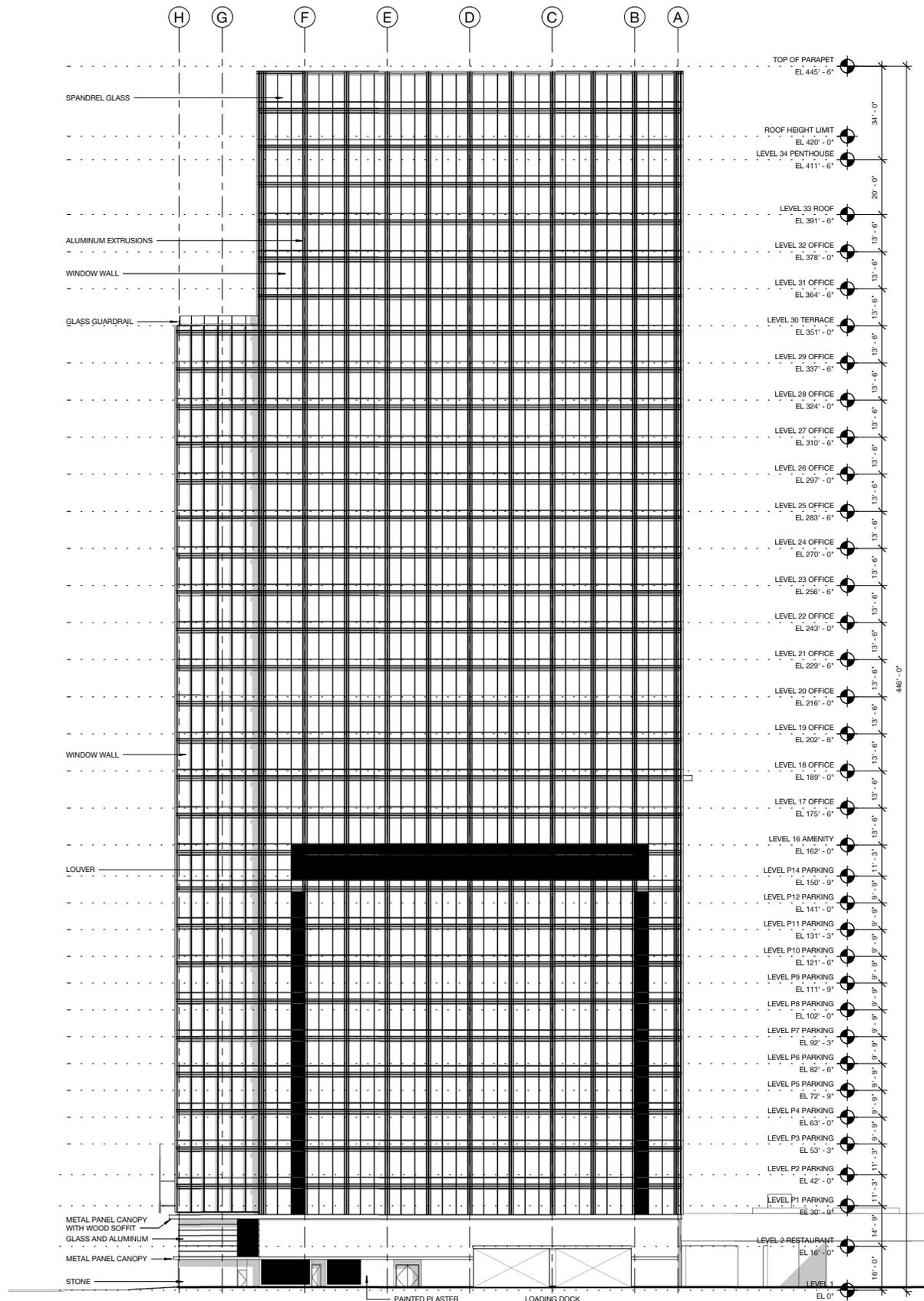




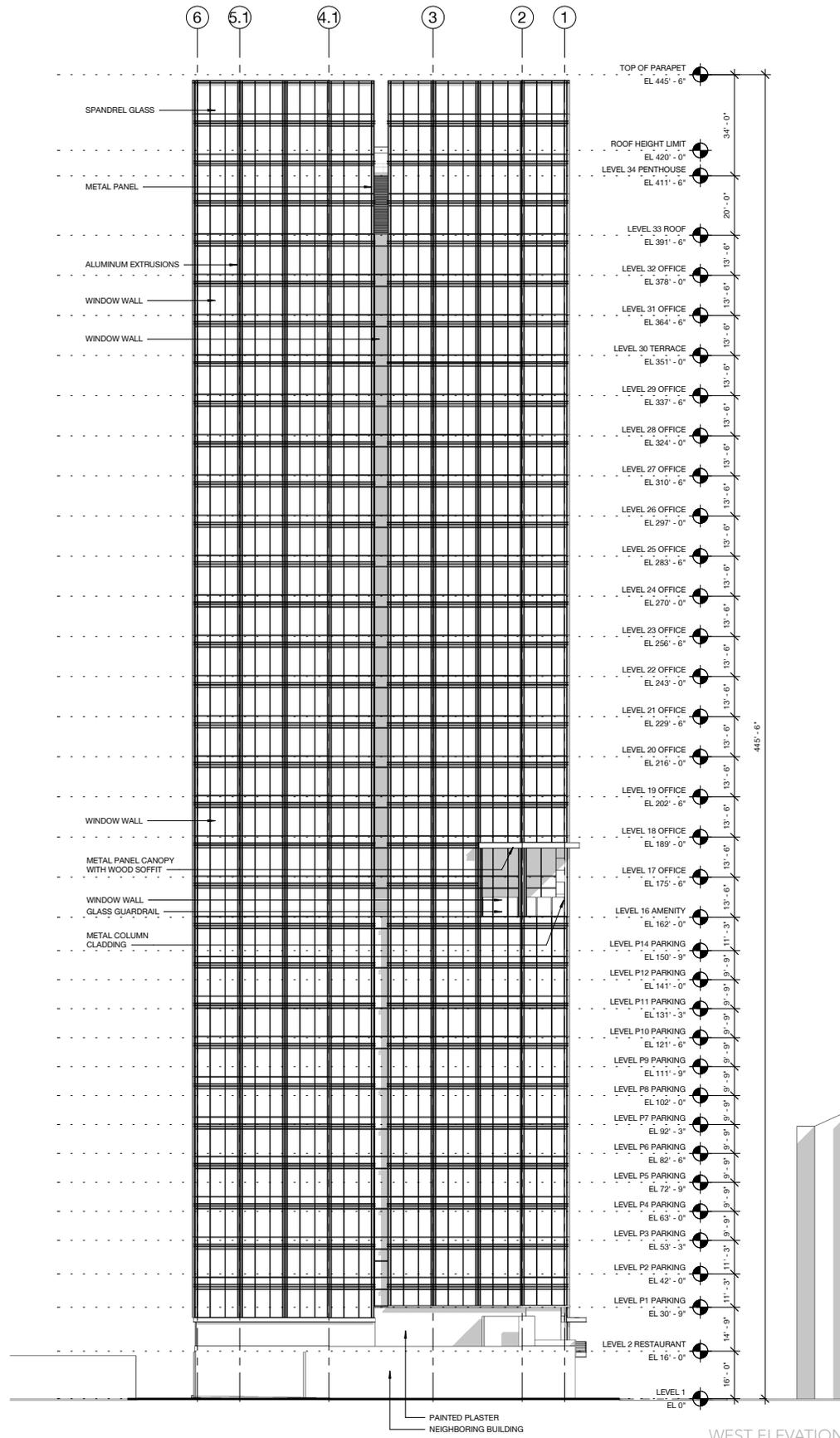
SOUTH ELEVATION



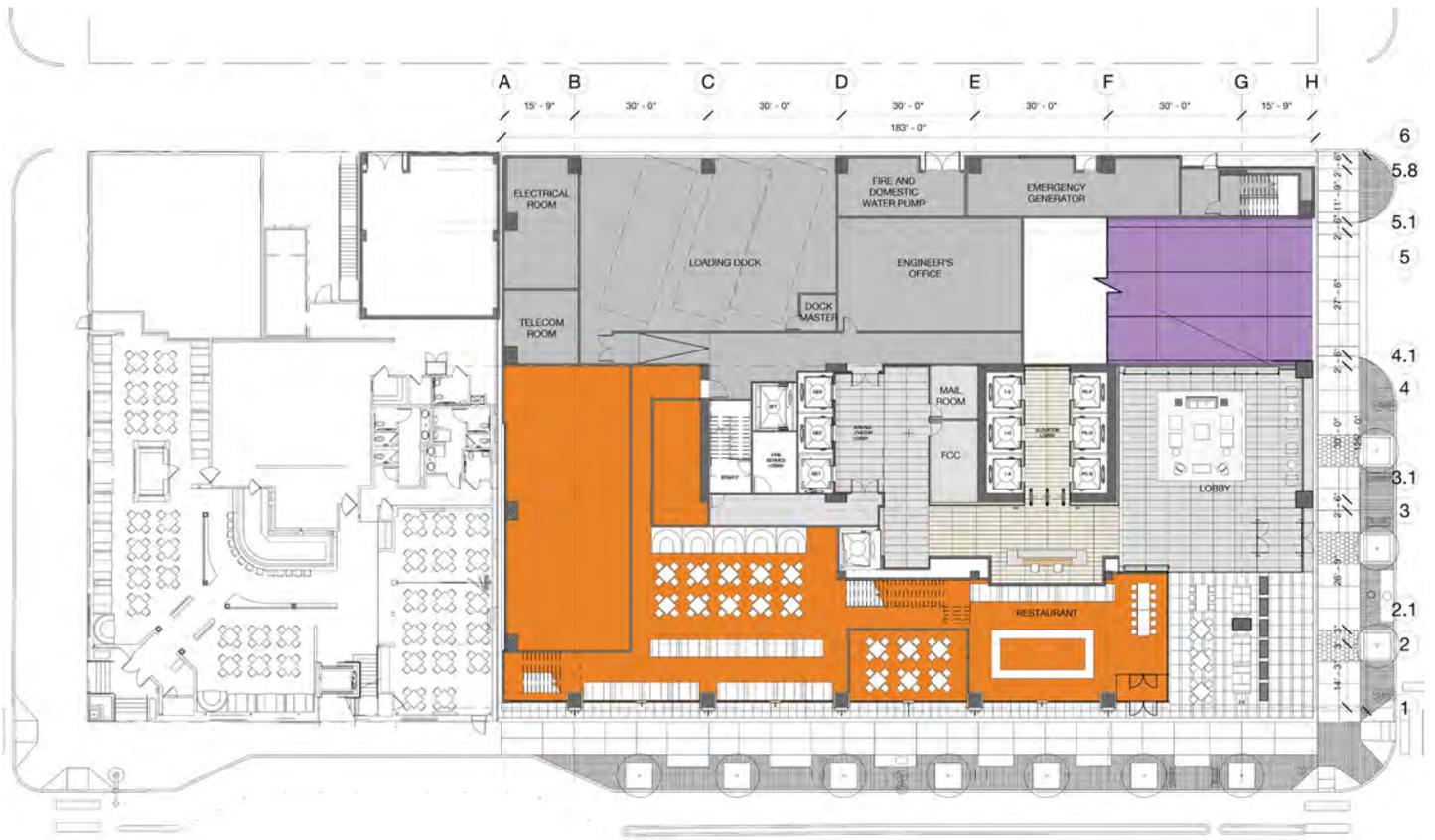
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



GROUND LEVEL 1 PLAN



RESTAURANT LEVEL 2 PLAN



PARKING LEVEL P1 PLAN



PARKING LEVEL P2 - P12 PLAN



PARKING LEVEL P14 PLAN



AMENITY LEVEL 16 PLAN



OFFICE LEVEL 17 PLAN



OFFICE LEVEL 18 - 29 PLAN



OFFICE LEVEL 30 PLAN



OFFICE LEVEL 31 - 32 PLAN

300 Colorado – Downtown Austin Design Guidelines  
Density Bonus Application

**Urban Design Guidelines  
Matrix**

**Achieved? Applicant's Comments**

Area-Wide Guidelines			
AW.1	Create dense development	YES	This project will deliver a 390,000 square foot office project in Downtown Austin at a 15:71:1 FAR.
AW.2	Create mixed-use development	YES	The project is a mixed use development that will include Class A office space on the upper floors and restaurant space on the bottom two floors providing for an active streetscape. The restaurant will face both Third Street and Colorado and the office lobby will face Colorado, providing multiple uses along the street.
AW.3	Limit development which closes Downtown streets	YES	No streets will be permanently closed with this project.
AW.4	Buffer neighborhood edges	YES	This project is situated in the center of downtown Austin and is surrounded by office, restaurant, residential and commercial uses and will not encroach on the fringes of the Downtown Neighborhood.
AW.5	Incorporate civic art in both public and private development	NO	The current stainless steel sculpture will be moved to a new position along Colorado Street.
AW.6	Protect important public views	YES	The project is not located within a Capitol View Corridor, or any protected view corridor and does not include a pedestrian bridge.
AW.7	Avoid historical misinterpretations	YES	The project is not designed to replicate any historical styles and will be a contemporary design compatible with surrounding developments that references the warehouse windows of the past without mimicking their appearance.
AW.8	Respect adjacent historic buildings	YES	The new building serves as an entry to the Warehouse District. Along with its neighbor across Colorado Street, canopies are used to relate to the scale of the adjacent single story warehouse buildings and to form a gateway to the district.
AW.9	Acknowledge that rooftops are seen from other buildings and the street	YES	The roof of the office tower will be used for the storage of mechanical equipment, views of which will be screened from adjacent buildings and the public right-of-way. The lower terrace along Colorado will include a railing and will be capable of hosting outdoor activities and furniture.

300 Colorado – Downtown Austin Design Guidelines  
Density Bonus Application

AW.10	Avoid the development of theme environments	YES	This will not be a themed development.
AW.11	Recycle existing building stock	NO	Due to the scale of the development, the existing building will not be reused.

Public Streetscape Guidelines			
PS.1	Protect the pedestrian where the building meets the street	YES	The project will be compliant with City of Austin Great Street standards and will provide a pedestrian zone and a supplemental zone or bicycle lane along all street frontages protecting the pedestrian from automobile traffic. Additionally, The building design includes a terrace which projects over the sidewalk along 3 <sup>rd</sup> Street to provide pedestrians protection from the elements. In addition, a similar, smaller canopy will extend along Colorado Street.
PS.2	Minimize curb cuts	YES	This project will remove two existing curb cuts along 3 <sup>rd</sup> Street and consolidate them to a single curb cut along Colorado. The pedestrian path will continue uninterrupted across this vehicle entry. Building service functions will be accessed from the existing alley.
PS.3	Create a potential for two-way streets	YES	The parking entrance on Colorado Street is perpendicular to the street and will accommodate both the current one way traffic configuration or a potential two-way configuration in the future.
PS.4	Reinforce pedestrian activity	YES	The project is designed to provide a pedestrian scale along the sidewalk and will bring activity to both the first and second floors including outdoor seating on both levels. The elevated terrace is an important feature of the pedestrian experience in the Warehouse District which this project seeks to enhance. In addition, the project is providing Great Streets treatments along both 3 <sup>rd</sup> Street and Colorado.
PS.5	Enhance key transit stops	N/A	There are no transit stops adjacent to the property.
PS.6	Enhance the streetscape	YES	The street furniture will be consistent with the Great Streets Program. The project will enhance the streetscape by consolidating the existing curb cuts along the street frontage from two to one which will allow the Great Streets treatment to extend farther along 3 <sup>rd</sup> Street.

300 Colorado – Downtown Austin Design Guidelines  
Density Bonus Application

PS.7	Avoid conflicts between pedestrian and utility equipment	YES	The new electric transformers for the project will be in an enclosed vault which will be accessed from the existing alley. All new utility connections serving the building will be underground.
PS.8	Install street trees	YES	The project will install street trees in conjunction with the Great Streets program along all street frontages.
PS.9	Provide pedestrian-scaled lighting	YES	Pedestrian-scaled lighting will be provided. Such lighting will be in accordance with applicable City regulations.
PS.10	Provide protection from cars/promote curbside parking	YES	The pedestrian will be protected from cars by the supplemental zone associated with the Great Streets standards along Colorado and 3 <sup>rd</sup> Street. Where the supplemental zone is not provided along 3 <sup>rd</sup> Street the Lance Armstrong Bikeway will provide a buffer between pedestrians and automobiles.
PS.11	Screen mechanical and utility equipment	YES	All mechanical and utility equipment will be screened from view behind an enclosure which is designed to appear as an extension of the form of the building. Mechanical equipment at street level will be contained within the building envelope.
PS.12	Provide generous street-level windows	YES	The street-level façade will provide large transparent windows along all sides of the building adjacent to public sidewalks allowing for visibility and connectivity into and out of the building.
PS.13	Install pedestrian-friendly materials at street level	YES	The streetscape along the first two floors of the project will be composed of durable materials including stone, precast concrete, glass, aluminum and steel. The materials and detailing will be consistent with the quality of a Class A development with a terrace and canopies to create a pedestrian friendly experience.

Plazas and Open Space Guidelines			
PZ.1	Treat the four squares with special consideration	N/A	The project is not adjacent to one of the four Downtown Austin squares.
PZ.2	Contribute to an open space network	NO	The project will not provide open space as part of the Density Bonus Program.
PZ.3	Emphasize connections to parks and greenways	YES	The Great Streets sidewalks provided along Colorado and 3 <sup>rd</sup> Street emphasize the pedestrian connection along tree-lined

300 Colorado – Downtown Austin Design Guidelines  
Density Bonus Application

			sidewalks to nearby parks and greenways including Lady Bird Lake, Shoal Creek and Waller Creek.
PZ.4	Incorporate open space into residential development	N/A	This project does not contain a residential use.
PZ.5	Develop green roofs	NO	
PZ.6	Provide plazas in high use areas	YES	The project will create a ground floor plaza at the corner of 3 <sup>rd</sup> Street and Colorado Street that will be activated by the office lobby and restaurant seating.
PZ.7	Determine plaza function, size, and activity	YES	The corner plaza is approximately 1100 square feet, a portion of which will be utilized for ground floor outdoor seating for the restaurant.
PZ.8	Respond to the microclimate in plaza design	YES	The exterior seating area is positioned at the southeast corner of the site and will take advantage of summer breezes. Air conditioned public space is provided adjacent to the outdoor space. A canopy and a projecting balcony are provided to shade the outdoor dining area.
PZ.9	Consider views, circulation, boundaries, and subspaces in plaza design	YES	The plaza is designed to provide additional circulation space for the building occupants in a similar gesture to the neighboring office building, together emphasizing the scale and importance of the intersection as a gateway. The space is bounded to the north by the office lobby and to the west by the restaurant space. There is a direct visual and physical connection between the corporate foyer and the public right of way, there will be no grade changes or impediments to access. The ground floor restaurant and building entrances are entered directly from the sidewalk. An outdoor seating area is provided adjacent to the ground level restaurant space to bring activity to the space.
PZ.10	Provide an appropriate amount of plaza seating	YES	The plaza will predominantly be used for outdoor seating for a restaurant use with the variety and style to be determined by the restaurant tenant. The seating area is shaded by the terrace and canopy overhead.
PZ.11	Provide visual and spatial complexity in public spaces	YES	The dining terrace and upper canopy with a large oculus create a visual connection between the space and the surrounding building functions. The variety of soffit heights in the space and the mixture of treatments to the

300 Colorado – Downtown Austin Design Guidelines  
Density Bonus Application

			building façade will provide abundant visual complexity within a relatively small space.
PZ.12	Use plants to enliven urban spaces	YES	Street trees will be provided along 3 <sup>rd</sup> Street and Colorado Street. In addition, moveable planters planned at the edge of the outdoor seating area will include native or adapted plants.
PZ.13	Provide interactive civic art and fountains in plazas	NO	
PZ.14	Provide food service for plaza participants	YES	Food service in the plaza will be provided by the adjacent restaurant.
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	YES	The plaza will be adequately lighted to ensure safety. Signage and visual cues in the design will differentiate between the office and restaurant uses adjacent to the plaza.
PZ.16	Consider plaza operations and maintenance	YES	The plaza will be maintained and operated by the owners of the project and associated lease holders.

Building Guidelines			
B.1	Build to the street	YES	The project will be built up to the pedestrian zone with some additional space provided on 3 <sup>rd</sup> Street to add to the narrow sidewalk with the exception of the plaza area provided at the corner of 3 <sup>rd</sup> Street and Colorado.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	The location of both the restaurant use and the office lobby on the ground floor will create a multi-tenant pedestrian oriented environment on the ground level. The design of the 3 <sup>rd</sup> Street frontage will accommodate multiple tenants and retail or restaurant entries for future flexibility of the space.
B.3	Accentuate primary entrances	YES	The building fronts two streets at an intersection. The main entrance is positioned near the corner for easy access from both Colorado Street and 3 <sup>rd</sup> Street. Visibility of the main building entrance from the corner is enhanced by the use of the plaza and the architecture is accentuated with a unique and transparent glazing system at the ground level with incorporated signage oriented to both streets. The scale of the façade further differentiates the office building use from the adjacent restaurant space.
B.4	Encourage the inclusion of local character	YES	The building façade design at the ground level draws from the context of the Warehouse District. The ground level glazing system is a

300 Colorado – Downtown Austin Design Guidelines  
Density Bonus Application

			modern interpretation of the dark colored steel framed windows commonly found in historic warehouse structures. The character of the steel windows is also evident in the articulation of curtainwall system with the addition of delicate elements. Stone will be used in locations to clad columns with panel sizes appropriate to a human scale. Exterior soffits near the ground level will be a metal plank system prefinished to have the appearance of natural wood to provide a warmth and scale appropriate to the pedestrian experience
B.5	Control on-site parking	YES	All on-site parking will be controlled via a single ingress/egress point on Colorado to provide ample parking and street frontage to the restaurant and office spaces.
B.6	Create quality construction	YES	The building will be a class “A” office building, the materials for which are designed for long term durability. The exterior materials are high quality stone, precast concrete, prefinished aluminum glazing systems, stainless steel, high strength and safety glazing, prefinished aluminum cladding, prefinished metal soffits and painted steel.
B.7	Create buildings with human scale	YES	The project will create a human scale with layers of articulation including a terrace and canopies along the street, an expressed rhythm of column enclosures and window mullions. Steel railings and glazing will allow for visibility of the furniture and activities beyond.



# AUSTIN ENERGY GREEN BUILDING Letter of Intent

This Letter of Intent demonstrates the intent of the project owner or an authorized representative to complete the necessary requirements to achieve an Austin Energy Green Building (AEGB) minimum two Star Rating for a development / project that requires this rating.

Project Name: 300 Colorado  
Project Address: 300 Colorado Street, Austin, Texas, 78701

This Letter of Intent must be included with the Administrative Site Plan application for all projects requiring an AEGB Rating. Signing this letter demonstrates knowledge of this requirement and the process necessary to achieve an AEGB Rating. For best results, meet with an AEGB representative early in the design process. To achieve an AEGB Rating:

- I. Submit a **Project Application in the AEGB Online Rating System** prior to or within Schematic Design Phase. Sign and upload the Letter of Intent to the Documents tab. Complete "Team" tab.
- II. Submit a completed and signed **AEGB Conditional Approval** with the Building Permit application. AEGB will issue a Conditional Approval upon satisfactory review of the project's construction documents, including plans, specifications, mechanical plans, Manual J calculation (applicable for multifamily and single family projects), and the project's AEGB Rating Worksheet.
- III. Schedule AEGB inspections (separate from City of Austin inspections) of the project with the AEGB representative
  - a) After interior mechanical equipment has been installed and prior to installation of sheetrock.
  - b) At substantial completion of construction.
- IV. Submit a completed and signed **AEGB Final Approval** to receive the Certificate of Occupancy for this project. AEGB will issue a Final Approval upon substantial completion of the project and satisfactory fulfillment of the AEGB Rating.

This Letter of Intent is entered into by the parties, acting through their duly authorized representatives, effective as of the later of two signature dates entered below:

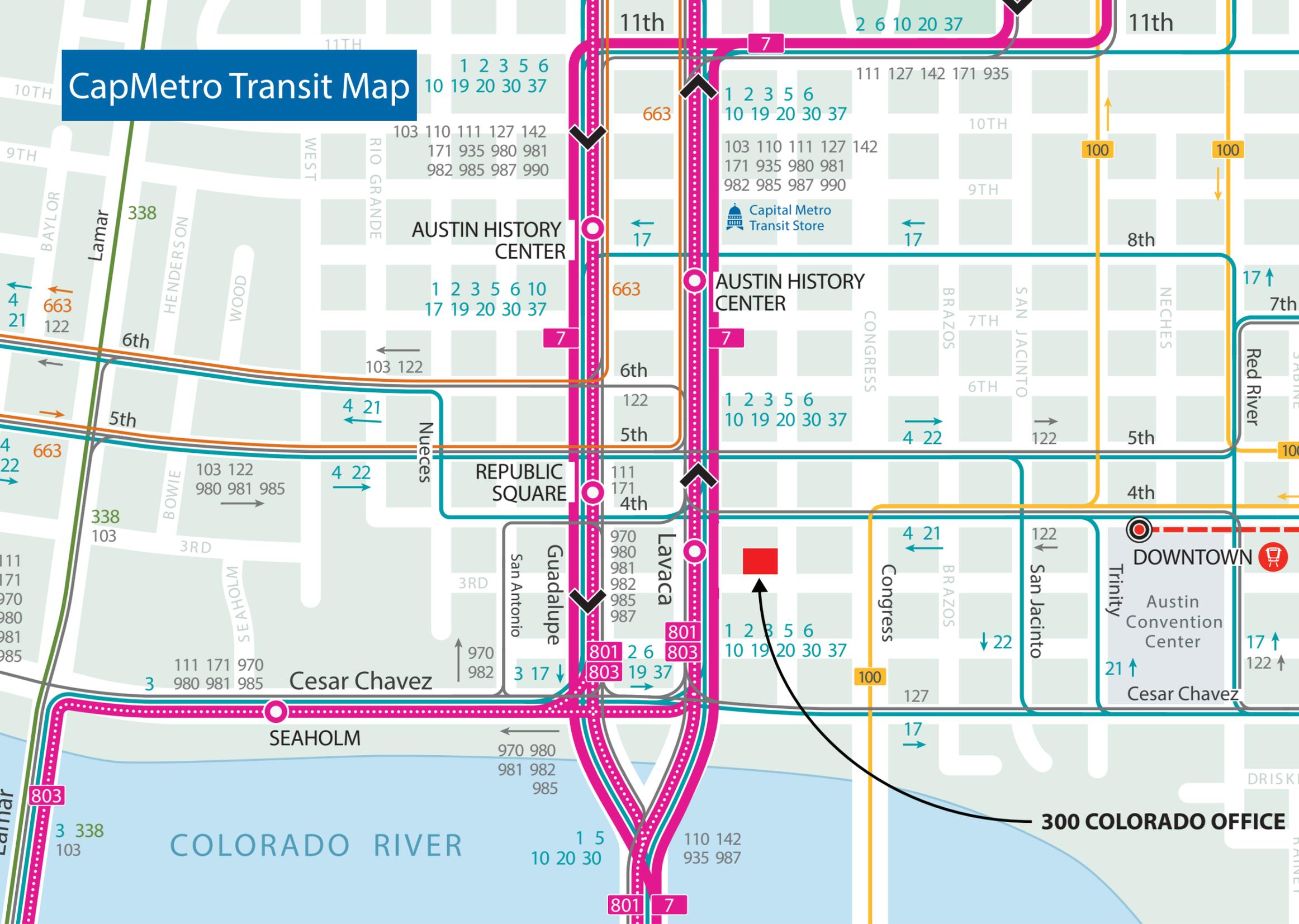
**PARTICIPANT:**

Name: Tim Hagendorf  
Signature: [Signature]  
Title: Senior Vice President  
Phone Number: 512-477-3434  
Date: 2-27-2018

**AUSTIN ENERGY GREEN BUILDING:**

Name: Jeff Wacker  
Signature: [Signature]  
Title: AEGB Representative  
Phone Number: 512.482.5448  
Date: 2/20/18

# CapMetro Transit Map



## LEGEND

### High-Frequency Routes

Buses arrive every 15 minutes or better on weekdays, with 20-30 minute service during most evenings and weekends.

#### MetroRapid

Limited-stop service for a faster ride. Board and deboard at designated stations.

#### MetroBus Local

Local-stop service. Board and deboard at any bus stop along the route.

### MetroRail

Rail service between Leander and downtown Austin. Consult the schedule for weekday and Saturday times at each station.

#### MetroRail Red Line

station

### Places to Go

- Transit Hub
- High School
- Hospital/Medical Center
- Point of Interest
- Park & Ride
- Library
- College/University
- Airport

### Regular Routes

Times and service levels vary by route. Consult individual route schedules for specific information.

#### MetroBus Local

Service to, from and via Downtown Austin along major streets.

#### MetroBus Local

Service in outlying areas, including Crosstown, Flex and Feeder routes.

#### MetroAirport

Direct, limited-stop service to/from Austin-Bergstrom International Airport.

#### MetroExpress, MetroFlyer

Including Limited routes.

#### UT Shuttle

Shuttle service linking University of Texas main campus to outlying residential areas.

#### MetroRail Shuttle

Shuttle service linking MetroRail stations to nearby activity centers.

#### Round Rock Transit

Round Rock service with connecting AM/PM trips to Austin.

Special routes such as Night Owl, E-Bus, combined UT Shuttle, and UT Shuttle campus circulator routes do not appear on this map. See the Downtown/UT inset, the Night Owl & E-Bus inset and individual route schedules for more information.



## MEMORANDUM

Date: June 06, 2018  
To: City of Austin Design Commission  
From: Planning & Urban Design Working Group  
Subject: Working Group Density Bonus Program review of 300 Colorado Street for substantial compliance with the Urban Design Guidelines.  
Meeting Date: May 31, 2018; 12:00 pm, One Texas Center, Room 500  
Applicant: Amanda Swor - Drenner Group PC  
Architect: Pickard Chilton

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The project location is 300 Colorado Street.

Existing zoning for the project is CBD. The project design includes 377,537 square feet of office space; 2,808 square feet of support spaces and parking; and 9,655 square feet of restaurant space. The lot area is 0.57 acres (24,822 sq ft), and the total proposed project area is 390,000 sq. ft.

The proposed FAR for this project is 15.71:1, above the 8:1 maximum allowance for CBD zoning, so an increase in FAR of 7.71:1 is being requested.

The proposed building height is 455 feet; 32 stories, including 14 levels of parking. No residential units are being proposed onsite.

Per the Density Bonus Program ordinance, the applicant is required, at a minimum to meet three gatekeeper requirements:

1. substantially comply with the Urban Design Guidelines,
2. provide streetscape improvements along all public street frontages consistent with the Great Streets Standards, and

commit to a minimum of 2-star Green Building rating.

### DESIGN COMMISSION WORKING GROUP COMMENTS REGARDING PROJECT'S COMPLIANCE WITH URBAN DESIGN GUIDELINES

#### AREA WIDE GUIDELINES

1. Create dense development-  
377,537 square feet of office on half an acre creates a dense development. Note that this section specifically encourages walkability and reduces reliance on cars. Nearly half this building is parking. Less parking and more habitable space is preferred. The project complies with this section.
2. Create mixed-use development-  
The project has a secondary use of restaurant on bottom two levels, but it is unclear what the operation hours will be. Parking is not considered a mixed-use under the UDG. The retail space should be bigger given the size of this development to increase public pedestrian activity at street level. This project does not comply with this section
3. Limit development which closes downtown streets-  
No street closures planned. Project complies with this section

4. Buffer neighborhood edges-  
Project not applicable to this section
5. Incorporate civic art in both public and private development-  
There is existing public art that will remain onsite. Project complies with this section.
6. Protect important public views-  
Project is not located in CVC and street façade does not encroach ROW. This project complies with this section.
7. Avoid historical misrepresentations-  
Project complies.
8. Respect adjacent historic buildings-  
Project will demolish existing historical building. Project does not comply.
9. Acknowledge that rooftops are seen from other buildings and the street-  
Not addressed by applicant, it is unclear how this section is met. Please provide evidence of compliance. Project does not comply with this section.
10. Avoid the development of theme environments-  
Project complies.
11. Recycle existing building stock-  
Existing building materials will not be recycled. This project does not comply. Reuse or recycle existing building to comply.

\*Project complies with 6, not applicable with 1, and non-compliant with 4 of the 11 Area Wide Guidelines.

#### GUIDELINES FOR THE PUBLIC STREETScape

1. Protect the pedestrian where the building meets the street-  
Overhead protection does not appear to be at least 8 feet deep and not cover at garage entry. The project does not comply with this section. Increase depth of overhangs to comply with this section.
2. Minimize curb cuts-  
There is one curb cut planned for this project, however adequate cover for pedestrians does not appear to be provided. This project does minimally comply with this section.
3. Create a potential for two-way streets-  
Design of garage allows for two-way traffic. Project complies with this section.
4. Reinforce pedestrian activity-  
Incorporation of Great Streets reinforces existing pedestrian activity but minimal mixed-uses and wide garage entry/exit limits activity that could be generated by this project itself. The Lobby does not have a public appeal and will only be used by building tenants. Restaurant does create activity at ground level. Project does minimally comply
5. Enhance key transit stops-  
There are no transit stops adjacent to this property. Guideline is not applicable.
6. Enhance the streetscape-  
Incorporation of Great Streets enhances streetscape. Project complies with this section.
7. Avoid conflicts between pedestrians and utility equipment-  
There are no conflicts. Electric vault is in alley. Project complies with this section.
8. Install street trees-  
Great Streets already exists but will be demolished and reinstalled. Project minimally complies with this section
9. Provide pedestrian-scaled lighting-  
Applicant indicates that pedestrian scaled lighting will be included with incorporation of Great Streets. Provide a plan indicating lighting location for compliance. Project does not comply with this section
10. Provide protection from cars/promote curbside parking-  
Curbside parking not possible due to incorporation of Great Streets and bike lane. Project complies
11. Screen mechanical and utility equipment-  
Street level mechanical equipment is screened within envelope. Project complies.
12. Provide generous street-level windows-  
Project complies with this section.

13. Install pedestrian-friendly materials at street level-  
Large glass is separated by mullions creating human scale. Stone provide tactile surface. Project complies with this section.

\*Project complies with 10, does not comply with 2, and is not applicable with 1 of the 13 Guidelines for Public Streetscape.

#### GUIDELINES FOR PLAZAS AND OPEN SPACE

Project not applicable with this section.

#### GUIDELINES FOR BUILDINGS

1. Build to the street-  
Plaza at 3<sup>rd</sup> & Colorado is setback, but rest of building is up to pedestrian zone. Project complies
2. Provide multi-tenant, pedestrian-oriented development at the street level-  
Project lacks pedestrian-oriented development as envisioned in UDG. Office use is not on street level-  
Project does not comply. Provide multiple street level uses to comply with this section.
3. Accentuate primary entrances-  
Building façade is glass box with no differentiation, or step back, for entrances. Project does not comply.
4. Encourage the inclusion of local character-  
The inclusion of local character is limited; the glazing system does little to reflecting Austin's character.  
Project minimally complies.
5. Control on-site parking-  
Project provides on-site above ground parking, but less parking and more inhabited and multi-use space is preferred. Project complies with this section
6. Create quality construction-  
Project appears to comply.
7. Create buildings with human scale-  
Glazing on first two floors breaks down the scale. Project complies.

\*Project complies with 5 of the 7 Guidelines for Buildings.

Positive attributes of the project include providing utilities on alley side and including only one curb cut for garage entry.

Concerns of this project focus on the streetscape; including inadequate overhead protection for the pedestrian, lack of activity due to minimal space allocated to retail, and the unfortunate situation of tearing out an existing Great Streets. Restricting parking for office tenants only is another concern. Hundreds of parking spaces will remain unused during the evening. We would recommend opening these spaces to the public at night to mitigate the construction of new parking garages downtown.

We have determined that this project, as presented, is just in substantial compliance with the Urban Design Guidelines. However, we would ask you to please address the non-compliant items to improve the project before presenting to the full Commission. The Working Group has appreciated the opportunity to review and comment on this project.

Respectfully submitted,



David Carroll, Chair  
City of Austin Design Commission

cc: Working Group Commissioners- Evan Taniguchi, Bart Whatley, Samuel Franco, Ben Luckens  
Benjamin Campbell, Executive Liaison to the Design Commission  
Anne Milne, Density Bonus Program Coordinator